

16 DEC 1952

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BUILDING STATISTICS, TASMANIA - SEPTEMBER QUARTER 1952.

The Deputy Commonwealth Statistician (Mr. J.C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 30th September, 1952, together with comparable data for preceding periods.

1. DEFINITIONS OF TERMS USED.

A statement of definitions of terms used will be found on page 11.

2. SUMMARY FOR QUARTER ENDED 30th SEPTEMBER, 1952.

Statistics of building operations during the quarter ended September, 1952, show that:-

- i. The number of houses commenced and under construction declined, whilst those completed showed a slight rise (see Table page 3).
- ii. The value of new buildings, other than houses, showed a similar movement (see table page 7).
- iii. There was a further upward movement in the value of work done during the quarter (see table at foot of page 9).

CONSTRUCTION OF NEW BUILDINGS, TASMANIA, SEPTEMBER QUARTER, 1952.

Description of Building and Constructing Agency	Commenced during September Quarter, 1952.		Completed during September Quarter, 1952.		Under Construction at 30 Sep. '52.		Value of Work done during September. Qr. 1952.
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
1. Houses (b)		£'000		£'000		£'000	£'000
(i) Pte. Contractors							
On Pte. A/c.	203	488	286	742	596	1749	731
On Govt. A/c.	68	209	148	320	372	920	565
(ii) Govt. Day Labour	49	101	119	239	149	382	160
(iii) Owner-Builders	254	511	356	693	1691	3661	545
Total Houses	574	1309	909	1994	2808	6712	2001
2. Flats (c)							
(i) Pte. Contractors							
On Pte. A/c.	3	10	4	13	11	29	10
3. Shops with Dwellings							
(i) Pte. Contractors							
On Pte. A/c.	3	11	2	7	16	59	7
4. Shops w/out Dwellings							
(i) Pte. Contractors							
On Pte. A/c.	5	12	13	24	14	45	14
5. Hotels, Guest Houses etc.							
(i) Pte. Contractors							
On Pte. A/c.	-	-	1	19	6	238	30
On Govt. A/c.	-	-	-	-	5	344	12
6. Factories -							
(i) Pte. Contractors							
On Pte. A/c.	10	31	7	39	43	1476	154
On Govt. A/c.	-	-	2	14	5	447	38
7. Other New Buildings							
(i) Pte. Contractors							
On Pte. A/c.	35	86	50	403	73	579	289
On Govt. A/c.	15	132	23	325	57	2577	228
(ii) Govt. Day Labour	10	13	18	29	25	418	39
Total other New Buildings	81	295	120	873	255	6212	821
All New Buildings-Pte. Cont.							
(i) On Pte. A/c.	259	638	363	1247	759	4175	1235
On Govt. A/c.	83	341	173	659	439	4288	843
(ii) Govt. Day Labour	59	114	137	268	174	800	199
(iii) Owner-Builders	254	511	356	693	1691	3661	545
GRAND TOTAL	655	1604	1029	2867	3063	12924	2822

- (a) When completed. (b) Converted army huts excluded.
(c) Number indicates number of individual flats provided as new dwellings.

PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY
BUILDERS OF NEW BUILDINGS IN TASMANIA AS AT 30th SEPTEMBER, 1952.

Grade of Occupation.	No.	Type of Occupation.	No.	Work Engaged on.	No.
Contractors	936	Carpenters	2,997	New Buildings	
Sub-Contractors	582	Bricklayers	420	Houses	2,335
Wage Earners	4,644	Painters	390	Other New Buildings	1,680
		Electricians	181	Additions & Alterations	
		Plumbers	257	(b) -	
		Builders'	1,299	Houses	371
		Labourers		Other Buildings	444
		Others	618	Repairs & Maintenance(b)	332
Total	6,162	Total	6,162	Total	6,162

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

3. NEW HOUSES.

1. NEW HOUSES COMPLETED.

During the Quarter ended 30th September, 1952, 909 new houses were completed in Tasmania compared with 887 in the June Quarter and 705 in the March Quarter, 1952. The number of completions during the September Quarter in preceding years were 1946-260; 1947-366; 1948-545; 1949-620; 1950-1038 and 1951-1071.

The 909 new houses completed during the September Quarter 1952, comprised 129 solid brick, concrete etc; 73 brick, concrete etc. veneers; 466 wood; 157 prefabricated wood, and 84 fibro-cement. Of the 17,054 houses completed since the September Quarter 1945, 4181 or 24.5% were of brick, concrete etc. and 12,873 or 75.5% of wood, etc. material.

In addition 6 new dwellings were provided by the construction of flats, and shops with dwellings during the Quarter.

The average recorded value of each house completed in Tasmania, rose continuously from September Quarter 1945, until the March Quarter 1952, but fell during the June Quarter 1952. However, average values increased again during the September Quarter 1952, and were the highest yet recorded. Average values were as follows:- September Quarter 1945, £786; September Quarter 1946, £1015; September Quarter 1947, £1074; September Quarter 1948, £1246; September Quarter 1949, £1456; September Quarter 1950, £1553; September Quarter 1951, £1963; and September Quarter 1952, £2195. The average completed value of each brick concrete etc. house was £3054 in the September Quarter, compared with £1996 for each house of wood etc. and £1583 for each fibro-cement house.

The corresponding average values for September Quarter 1951 were brick etc. £2551; wood £1829, and fibro-cement £1435.

2. NEW HOUSES COMMENCED.

The number of new houses commenced during the September Quarter 1952, was 574. This is 110 less than in the June Quarter 1952, and is the lowest number of commencements recorded since December Quarter 1948.

Since the July Quarter 1945, 19,814 houses have been commenced in Tasmania.

3. NEW HOUSES UNDER CONSTRUCTION.

The number of houses under construction at 30th September, 1952, was 2808, a decrease of 335 compared with the previous quarter. Corresponding figures as at 30th September of previous years are as follows:- 1951, 3584; 1950, 3280; 1949, 2804; 1948, 2166; 1947, 1701; and 1946, 1144. The houses under construction as at 30th September, 1952, were distributed according to materials of outer walls as follows:- Solid brick, concrete etc. 717 (25.5%), brick concrete etc. veneer 327 (11.7%) wood 1418 (50.5%) prefabricated wood 190 (6.8%) fibro-cement 155 (5.5%) and others 1. (0.0%).

The following table shows in summary form the number of houses commenced, completed, and under construction for the years 1945-46 to 1951-52 and for each Quarter since September 1950.

NEW HOUSES - TASMANIA.

PERIOD	Commenced		Completed		Under Construct- ion at end of Period.	
	No.	Value	No.	Value	No.	Value
		£'000		£'000		£'000
1945-46	1,316 (a)	1,100 (a)	479	453	1,013	1,066
1946-47	1,642	1,854	1,070	1,137	1,557	1,802
1947-48	2,062	2,603	1,544	1,741	2,065	2,742
1948-49	2,849	3,937	2,287	2,992	2,575	3,802
1949-50	3,664	5,839	2,852	4,185	3,357	5,652
1950-51	4,122	7,473	3,914	6,726	3,558	7,090
1951-52	3,585	7,651	3,999	8,167	3,143	7,220
1950-51						
September Qr.	968	1,635	1,038	1,612	3,280	5,804
December Qr.	1,037	1,809	870	1,485	3,447	6,257
March Qr.	1,031	1,892	966	1,730	3,512	6,385
June Qr.	1,086	2,137	1,040	1,899	3,558	7,090
1951-52 -						
September Qr.	1,098	2,260	1,071	2,102	3,584	7,513
December Qr.	1,016	2,202	1,336	2,663	3,264	7,243
March Qr.	787	1,667	705	1,519	3,346	7,595
June Qr.	684	1,522	887	1,883	3,143	7,220
1952-53 -						
September Qr.	574	1,309	909	1,994	2,808	6,712
Total since 1/7/45	19,814	31,766	17,054	27,395	-	-

(a) Estimated; actual figures not collected.

The total number of dwellings according to type, completed and under construction is set out in the following table:-

CONSTRUCTION OF DWELLINGS ACCORDING TO TYPE, TASMANIA.

PERIOD	Private Houses				New Flats (Dwelling units)(b)	Shops with Dwell- ings	Total
	Brick Concrete etc. (a)	Wood	Fibro Cement	Other			
Number of Dwellings completed.							
1945-46	111	356	12	-	-	2	481
1946-47	296	756	14	4	21	8	1,099
1947-48	373	1,127	41	3	4	8	1,556
1948-49	534	1,606	140	7	25	28	2,340
1949-50	722	1,955	165	10	24	18	2,894
1950-51	959	2,741	203	6	18	21	3,953
1951-52	982	2,697	312	8	20	28	4,047
1951-52 Dec. Qr.	326	903	105	2	8	11	1,355
Mar. Qr.	168	473	61	3	6	3	714
Jun. Qr.	243	580	63	1	6	5	898
1952-53 Sep. Qr.	202	623	84	-	4	2	915
Total since 1/7/45	4,179	11,861	976	38	116	115	17,285
Number of Dwellings under Construction.							
30th Sep. 1946	322	802	17	3	15	6	1,165
" " 1947	518	1,157	22	4	8	6	1,715
" " 1948	689	1,366	107	4	32	11	2,209
" " 1949	941	1,706	154	3	17	20	2,841
" " 1950	1,039	2,098	141	2	14	17	3,311
" " 1951	1,174	2,208	199	3	21	21	3,626
30th Jun. 1952	1,087	1,881	174	1	12	15	3,170
30th Sep. 1952	1,044	1,608	155	1	11	16	2,835

(a) Includes Veneers.

(b) Conversions into Flats are excluded.

PERCENTAGE DISTRIBUTION & AVERAGE RECORDED VALUE OF EACH TYPE OF NEW HOUSE, TASMANIA.

PERIOD	Percentage Distribution						Average recorded values of New Houses completed (c).		
	Completed			Under Construction at end of period.					
	Brick (a)	Wood	Fibro etc. (b)	Brick (a)	Wood	Fibro etc. (b)	Brick (a)	Wood	Fibro etc. (b).
	%	%	%	%	%	%	£	£	£
1945-46	23.2	74.3	2.5	29.7	68.9	1.4	1,252	857	750
1946-47	27.7	70.6	1.7	30.4	68.0	1.6	1,392	939	833
1947-48	24.2	73.0	2.8	30.6	65.6	3.8	1,582	988	841
1948-49	23.4	70.2	6.4	33.5	61.3	5.2	1,830	1,183	782
1949-50	25.3	68.6	6.1	33.5	61.6	4.9	2,012	1,315	926
1950-51	24.5	70.0	5.5	31.9	62.6	5.5	2,340	1,554	1,037
1951-52	24.6	67.4	8.0	34.6	59.9	5.6	2,637	1,862	1,419
1951-52 Dec. Qr.	24.3	67.6	8.1	33.9	60.7	5.4	2,672	1,836	1,252
Mar. "	23.8	67.1	9.1	34.4	60.1	5.5	3,030	1,915	1,625
Jun. "	27.4	65.4	7.2	34.6	59.9	5.6	2,827	1,900	1,469
1952-53 Sep. "	22.2	68.5	9.3	37.2	57.3	5.5	3,044	1,996	1,579

(a) Includes Stone, Concrete and Veneers. (b) Fibro-Cement and Other.

(c) Average value is obtained by dividing total number of houses completed into the total value of houses completed as stated by builders. As averages they relate to houses of the size and standard completed in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.

4. NEW HOUSES ACCORDING TO MUNICIPALITIES:

Particulars of building permits issued for houses, and the number and values of houses commenced, completed and under construction, according to local government areas, are shown for September Quarter, 1952, in the next two tables:-

A. SUMMARY: BUILDING PERMITS GRANTED AND CONSTRUCTION OF NEW HOUSES, SEPTEMBER QUARTER, 1952.

AREA.	Building Permits granted during Quarter.		Commenced during Quarter.		Completed during Quarter.		Under Construction at end of Quarter.	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
Hobart, City	37	129	43	137	53	173	270	876
Hobart, Suburbs-								
Clarence (b)	72	198	43	110	107	255	270	681
Kingborough(b)	15	60	11	41	19	56	80	233
Glenorchy	66	164	73	166	82	180	322	787
Total Suburbs	153	422	127	317	208	491	672	1,701
<u>Total Hobart and Suburbs.</u>	190	551	170	454	261	664	942	2,577
Launceston City	20	64	43	127	93	232	277	690
Launceston Suburbs (b)								
Beaconsfield	16	42	8	16	22	47	61	144
Evandale	-	-	2	6	1	3	3	9
Lilydale	2	4	5	12	10	26	22	52
St. Leonards	19	44	17	37	15	36	91	198
Westbury	1	2	1	2	2	6	7	15
Total Suburbs	38	92	33	73	50	118	184	418
<u>Total Launceston and Suburbs</u>	58	156	76	200	143	350	461	1,108
All Other Areas (c)	318	522	328	655	505	980	1,405	3,027
Total Tasmania (c)	566	1,229	574	1,309	909	1,994	2,808	6,712

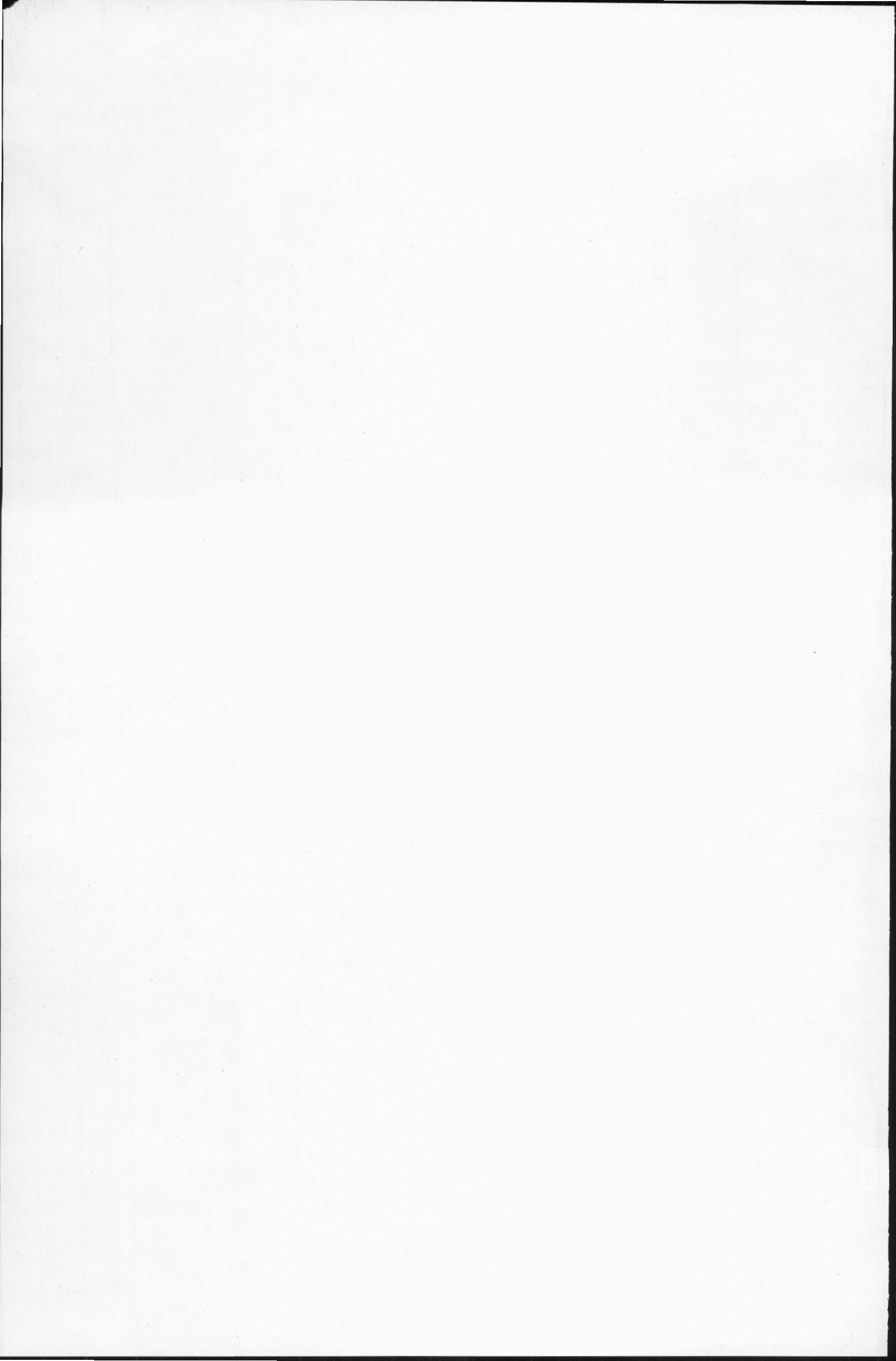
- (a) Value when completed.
(b) Suburban areas only of these Municipalities.
(c) Excluding building permit details for those Municipalities which do not require a permit to build.

B. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES ACCORDING TO
STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS - SEPTEMBER QUARTER.
(Including Owner-Built Houses).

6.

Statistical Divisions and Local Government Areas	Building Per- mits granted during Qtr.		Commenced during Quarter		Completed during Quarter		Under Construct- ion at end of Quarter.	
	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000
<u>URBAN DIVISION</u>								
Hobart, City	37	129	43	137	53	173	270	876
" Suburbs	153	422	127	317	203	491	672	1701
Launceston, City	20	64	43	127	93	232	277	690
" Suburbs	38	92	33	73	50	118	199	418
Total Urban Division	248	707	246	654	404	1014	1403	3605
<u>NORTH-WESTERN DIVISION</u>								
Burnie	28	56	24	51	51	116	188	413
Circular Head	9	14	12	30	18	37	37	78
Deloraine	9	19	7	13	9	20	30	64
Devonport	17	36	30	55	62	132	188	403
Kentish	7	8	7	11	6	12	16	27
King Island	8	18	23	51	19	43	21	50
Latrobe	4	5	-	-	13	21	25	42
Penguin	5	6	10	17	8	15	27	44
Ulverstone	15	34	18	31	35	70	84	167
Wynyard	15	27	8	16	15	30	50	112
Total North-Western Div.	117	223	139	275	236	496	666	1400
<u>NORTH-EASTERN DIVISION.</u>								
Beaconsfield (b)	29	50	18	29	22	33	78	141
Fingal	25	34	34	41	30	40	36	48
Flinders	-	-	2	5	1	2	7	19
George Town	21	37	26	104	40	81	138	386
Lilydale (b)	1	2	-	-	1	1	6	10
Portland	6	5	5	9	2	2	12	24
Ringarooma	1	1	1	3	2	4	3	4
Scottsdale	8	14	8	20	11	21	24	62
Total North-Eastern Div.	91	143	94	211	109	184	304	694
<u>NORTH-MIDLAND DIVISION</u>								
Evandale (b)	1	3	3	4	3	6	13	22
Longford	9	15	8	11	11	31	29	56
St. Leonards (b)	4	10	2	6	6	11	48	100
Westbury (b)	7	12	8	13	5	8	19	36
Total North-Midland Div.	21	40	21	34	25	56	109	214
<u>MIDLAND DIVISION.</u>								
Bothwell	9	9	8	4	17	17	1	2
Campbell Town	2	3	1	3	5	10	8	17
Hamilton	4	6	2	4	5	9	12	31
Oatlands	1	2	3	7	5	8	11	32
Ross	-	-	1	4	1	2	4	10
Total Midland Division	16	20	15	22	33	46	36	92
<u>SOUTH-EASTERN DIVISION</u>								
Brighton (c)	-	-	1	2	2	3	15	82
Clarence (b)	20	39	17	30	16	22	70	140
Glamorgan	2	2	2	8	3	10	3	9
Green Ponds (c)	-	-	1	2	-	-	1	2
Richmond	-	-	2	8	2	7	2	8
Screll	10	8	5	3	10	14	27	30
Spring Bay	6	6	4	6	4	5	12	15
Total South-Eastern Div.	38	55	32	59	37	61	130	286
<u>SOUTHERN DIVISION</u>								
Bruny	1	1	1	1	-	-	4	7
Esperance (c)	-	-	-	-	-	-	-	-
Huon	5	7	4	8	8	18	14	28
Kingborough (b)	11	19	7	12	12	23	26	49
New Norfolk	3	3	2	5	13	28	54	106
Port Cygnet	1	1	2	4	3	5	2	4
Tasman	4	5	1	2	3	4	5	8
Total Southern Division	25	36	17	32	39	78	105	202
<u>WESTERN DIVISION.</u>								
Queenstown	10	5	4	10	22	52	11	26
Strahan	-	-	-	-	-	-	-	-
Teeham	-	-	6	12	4	7	44	113
Total Western Division	10	5	10	22	26	59	55	139
Total Country Divisions	318	522	328	655	505	980	1405	3027
TOTAL TASMANIA (d)	566	1229	574	1309	909	1994	2808	6712

(a) Value when completed. (b) Country sections only of these municipalities.
(c) Building permits not issued in these municipalities. (d) Includes details for
these municipalities which do not issue permits



NEW BUILDINGS (OTHER THAN HOUSES).

Note: Values quoted exclude the cost of land on which the buildings are erected.

The value of new buildings (other than houses) completed during September Quarter 1952, was £873,000, compared with £549,000 in June Quarter 1952, and £678,000 in September Quarter 1951. Nine new factories valued at £53,000 were completed during the Quarter.

During the September Quarter 1952, the value of new buildings (other than houses) commenced was £295,000, which was considerably lower than the £1,263,000 in June Quarter, 1952. Construction of 10 new factories valued at £31,000 was commenced during the Quarter ended 30th September, 1952.

The value of new buildings (other than houses) under construction at the 30th September, 1952, was £6,212,000 or £338,000 less than at 30th June, 1952, and may be compared with £551,100 at the 30th September 1951, £3,699,000 at 30th September 1950, £2,108,000 in 1949, £1,522,000 in 1948, £1,000,000 in 1947 and £656,000 in 1946. The value of factories under construction at 30th September 1952, was £1,923,000 or 30.9% of the total value of all buildings (other than houses) under construction at that date.

Progress made in the construction of new buildings (other than houses) is shown in the next table.

VALUE OF NEW BUILDINGS (OTHER THAN HOUSES).

PERIOD	Flats	Shops with Dwelling	Shops Without Dwelling	Hotels, Guest Houses etc.	Factories.	Other New Bldgs.	Total New Bldgs.
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<u>COMMENCED DURING PERIOD.</u>							
1945-46 (a)	-	-	-	-	-	-	-
1946-47	10	12	39	41	458	304	864
1947-48	25	26	40	57	311	545	1,004
1948-49	43	36	38	229	454	634	1,434
1949-50	24	36	64	97	899	1,420	2,540
1950-51	27	60	123	130	465	2,058	2,863
1951-52	29	52	103	332	955	1,882	3,353
1951-52 Dec. Qr.	21	23	22	85	146	295	592
Mar. Qr.	2	12	64	7	120	263	468
June Qr.	-	-	8	-	437	818	1,263
1952-3 Sep. Qr.	10	11	12	-	31	231	295
Total since 1/7/45	168	233	419	886	3,573	7,074	12,353
<u>COMPLETED DURING PERIOD.</u>							
1945-46	-	3	6	-	11	154	174
1946-47	17	9	12	4	51	187	280
1947-48	5	16	23	17	310	167	538
1948-49	29	30	32	107	334	286	818
1949-50	28	35	66	85	563	380	1,157
1950-51	28	70	74	26	701	778	1,677
1951-52	40	62	152	115	705	1,270	2,344
1951-52 Dec. Qr.	17	25	51	26	65	491	675
Mar. Qr.	10	8	39	8	292	85	442
Jun. Qr.	13	18	46	65	104	303	549
1952-3 Sep. Qr.	13	7	24	19	53	757	873
Total since 1/7/45	160	232	389	373	2,728	3,979	7,861
<u>UNDER CONSTRUCTION.</u>							
30th June 1946	8	10	6	8	125	180	337
" " 1947	5	16	30	43	533	330	957
" " 1948	24	27	48	81	738	486	1,404
" " 1949	33	29	66	211	860	871	2,070
" " 1950	32	35	62	169	1,222	1,818	3,338
" " 1951	35	51	113	392	1,329	3,168	5,088
31st Dec. 1951	52	63	77	670	1,461	3,090	5,413
31st Mar. 1952	45	72	107	661	1,390	3,554	5,829
31st June 1952	32	55	54	601	1,832	3,976	6,550
30th Sep. 1952	29	59	45	582	1,923	3,574	6,212

(a) Information not collected.

5. VALUE OF ALL BUILDINGS.

The value of all new buildings (including houses) completed in Tasmania during September Quarter 1952 was £2,867,000 an increase of £435,000 compared with June Quarter 1952 and £37,000 more than in the September Quarter 1951. New houses valued at £1,994,000 comprised 69.5% of the total value of completions in September Quarter 1952.

During the Quarter the value of all new buildings commenced was £1,604,000 compared with £2,785,000 in the June Quarter 1952 and £3,290,000 in the September Quarter 1951.

The value of all new buildings under construction at 30th September, 1952, was £12,924,000 compared with £13,770,000 at 30th June 1952, and £13,024,000 at 30th September 1951.

In comparing these money values, due allowance should be made for changes in building costs.

The following table summarizes the value of all new buildings commenced, completed and under construction since 1945.

VALUE (WHEN COMPLETED) OF ALL NEW BUILDINGS, TASMANIA.

PERIOD	Commenced during Period	Completed during Period	Under Construct- ion at end of Period
	£'000	£'000	£'000
Year ended 30th June, 1946	(a)	627	1,403
1947	2,713	1,417	2,759
1948	3,607	2,279	4,146
1949	5,371	3,810	5,872
1950	8,379	5,342	8,990
1951	10,336	8,403	12,173
1952	11,104	10,511	13,770
1951-52-September Quarter	3,290	2,780	13,024
December Quarter	2,894	3,338	12,666
March Quarter	2,135	1,961	13,424
June Quarter	2,785	2,432	13,770
1952-3 Sept. Quarter	1,604	2,867	12,924

(a) Not available.

6. VALUE OF WORK DONE ON NEW BUILDINGS.

The value of work done on new buildings has been calculated from data collected on builders' returns. According to information recorded on these returns the value of work done during September Quarter 1952, on new buildings in Tasmania was £2,822,000 compared with £2,693,000 in June Quarter 1952, £2,646,000 in March Quarter 1952, £3,400,000 in December Quarter 1951, and £3,136,000 in September Quarter 1951. Of the September Quarter 1952, total £2,001,000 or 70.9% represented value of work done during this quarter in respect of houses. Hobart and suburbs accounted for £993,000 or 35.1% of the total value, Launceston and suburbs for £472,000 or 16.7% and the rest of the state £1357,000 or 49.2%.

Details for September Quarter 1952 and totals for each quarter since September Quarter 1950, are set out on the following page.

VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING
SEPTEMBER QUARTER 1952.

	Hobart			Launceston			Rest of State	Total Tas- mania	Percen- tage of Total
	City	Sub- urbs	City & Suburbs	City	Sub- urbs	City & Suburbs			
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Houses-Brick, Concrete etc. (a)	112	119	231	142	60	202	214	647	22.9
Wood	48	49	539	165	47	212	472	1223	43.3
Fibro-Cement	1	7	8	2	7	9	113	130	4.6
Other	-	-	-	-	-	-	1	1	.1
Total Houses	161	617	778	309	114	423	800	2001	70.9
Flats	7	-	7	5	4	9	-	16	.6
Shops with Dwellgs.	1	6	7	-	-	-	2	9	.3
Shops w/o Dwellgs.	-	1	1	15	3	18	17	36	1.3
Hotels, Guest Houses etc.	17	3	20	8	-	8	55	83	2.8
Factories	15	7	22	6	1	7	107	136	4.8
Other New Bldgs.	121	37	158	7	-	7	376	541	19.3
Total Other Bldgs.	161	54	215	41	8	49	557	821	29.1
Total New Bldgs.	322	671	993	350	122	472	1357	2822	100.0
Percentage of Total	11.4	23.7	35.1	12.4	4.3	16.7	49.2	100	

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA-SUMMARY.

(UNIT: £'000)

PERIOD	Hobart			Launceston			Rest of State	Total Tasmania
	City	Sub- urbs	City & Suburbs	City	Sub- urbs	City & Suburbs		
1951 - March Qtr.	289	575	864	262	222	484	1,013	2,361
June Qtr.	325	708	1,033	262	191	453	1,325	2,811
Sept. Qtr.	376	811	1,187	395	174	569	1,380	3,136
Decr. Qtr.	432	880	1,312	453	138	591	1,497	3,400
1952 - March Qtr.	334	585	919	369	137	506	1,221	2,646
June Qtr.	423	474	897	326	137	463	1,333	2,693
Sept. Qtr.	322	671	993	350	122	472	1,357	2,822

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA-SUMMARY.

PERIOD	New Houses		Other New Buildings.		All Buildings.
	£'000	%	£'000	%	£'000
1950- Sept. Qtr.	2,460	63.2	1,434	36.8	3,894
Dec. Qtr.	1,828	73.7	652	26.3	2,480
1951- Mar. Qtr.	1,863	78.9	498	21.1	2,361
June Qtr.	2,240	79.7	571	20.3	2,811
Sept. Qtr.	2,122	67.7	1,014	32.3	3,136
Dec. Qtr.	2,422	71.2	978	28.8	3,400
1952- Mar. Qtr.	1,924	72.7	722	27.3	2,646
June Qtr.	1,712	63.6	981	36.4	2,693
Sept. Qtr.	2,001	70.9	821	29.1	2,822

7. PERSONS WORKING ON NEW BUILDINGS.

Note: The figures quoted below include estimates for persons working on owner-built houses, but exclude principals and their employees engaged solely on alterations and additions.

There were 6,162 persons, including 1,518 working principals engaged on the construction of new buildings at 30th September, 1952. Of these 2,997 were carpenters by trade, 420 were bricklayers and 1,299 were builders' labourers.

The number of persons engaged at the 30th September each year is as follows: 1946-3139; 1947-3870; 1948-4,843; 1949-5,906; 1950-6,793; 1951-7,711 and 1952-6,162. Of the latter number 4,592 were working on private contract jobs, 750 on owner-built houses and 820 on Government day labour projects. The returns indicated that 2,335 were working on new houses, 1,680 on other new buildings, 371 on alterations and additions to houses, 444 on alterations and additions to other buildings and 332 on repair and maintenance work.

Details of the number of workers classified according to type of occupation at 30th June 1946 and later dates, are as follows:-

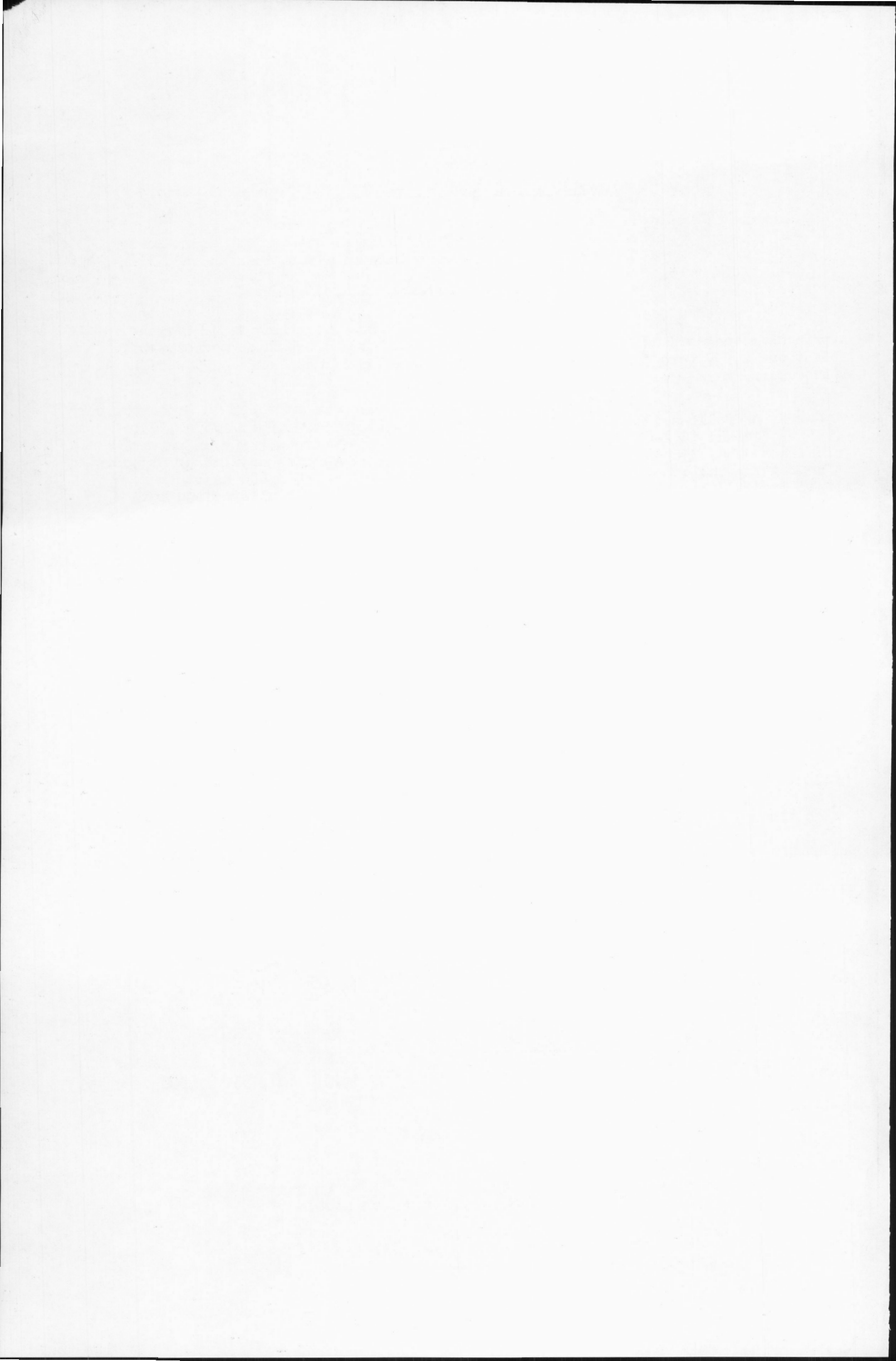
WORKERS (a) ENGAGED ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA.

OCCUPATION	30 June 1946	30 June 1947	30 June 1948	30 June 1949	30 June 1950	30 June 1951	30 June 1952	30th Sept. 1952.
Carpenters	1,083	1,750	2,048	2,699	3,152	3,605	2,933	2,997
Bricklayers	217	257	284	370	402	536	429	420
Painters	207	214	248	288	360	467	379	390
Electricians	79	123	137	161	208	226	170	181
Plumbers	140	150	206	238	266	312	270	257
Builders' Labourers	466	721	770	1,172	1,303	1,603	1,313	1,299
Others	322	424	603	642	739	771	523	618
<u>Total Workers</u>	2,514	3,639	4,296	5,570	6,430	7,520	6,017	6,162

OCCUPATIONAL STATUS.

Contractors (a)	330	578	716	913	1,159	1,153	1,000	936
Sub-Contractors (a)	232	297	375	421	506	675	469	582
Wage Earners	1,952	2,764	3,205	4,236	4,765	5,692	4,548	4,644

(a) Actually working on jobs.



8. DEFINITIONS OF TERMS USED.

Owner-Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor.

Commenced: A building is regarded as having been commenced when work on foundations has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.

Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.

Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.

Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.

Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.

All figures in this Bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings.

Alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who engage in these operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

Commonwealth Bureau of Census,
and Statistics,
T. & G. Building,
HOBART.

J. C. STEPHEN,
Deputy Commonwealth Statistician.

12th December, 1952.

